



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

March 29, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Dear Supervisors:

**DIRECT SALE OF VARIOUS PARCELS OF COUNTY SURPLUS REAL PROPERTY
TOPANGA CANYON, UNINCORPORATED LOS ANGELES COUNTY
(THIRD DISTRICT) (3-VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that each of the County-owned real properties, as shown on the attached maps and legally described in Attachment 1, are not required for present or future County use.
2. Find that the sales of these properties are categorically exempt from the California Environmental Quality Act (CEQA).
3. Approve the sale of the County's right, title and interest in a portion of the property located south of Paradise Lane to adjoining landowner William J. Buerge for \$12,365, and instruct the Chair to execute the attached Quitclaim Deed (Attachment 2).
4. Approve the sale of the County's right, title and interest in the property located on Dome Trail, Topanga Canyon to adjoining landowner Richard F. Lucinio for \$10,000, and instruct the Chair to execute the attached Quitclaim Deed (Attachment 2).
5. Approve the sale of the County's right, title and interest in the property located on Cheney Drive, Topanga Canyon to adjoining landowners Mark T. Walejko and Deanne Walejko for \$100,000, and instruct the Chair to execute the attached Quitclaim Deed (Attachment 2).

6. Approve the sale of the County's right, title and interest in the property located on Sylvania Lane, Topanga Canyon to adjoining landowners Frank W. Roberts, Jr., the Mathur Family Trust and the Augello Trust for \$2,700, and instruct the Chair to execute the attached Quitclaim Deed (Attachment 2).
7. Approve the sale of the County's right, title and interest in the property located on Imperial Trail to adjoining landowners Aaron Allan and Adriane Allan for \$28,221 and instruct the Chair to execute the attached Quitclaim Deed (Attachment 2).
8. Approve the sale of the County's right, title and interest in the property located on Imperial Trail to adjoining landowner to Armida Caseres for \$18,781 and instruct the Chair to execute the attached Quitclaim Deed (Attachment 2).
9. Authorize the CAO to execute all necessary documents, including purchase and sale agreements, to complete the sale transactions, upon approval of the documents by County Counsel.
10. Instruct the Auditor-Controller to deposit the proceeds into the Asset Development Implementation Fund.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the direct sale of and convey title to unimproved surplus County-owned real property in the Topanga Canyon area. These parcels are part of 164 scattered acres that the County owns in the Topanga area. Of this acreage, 58 are proposed to be transferred to the State for annexation into Topanga State Park, 50 will be sold to the Santa Monica Mountains Conservancy (Conservancy) in accordance with the Public Resources Code (PRC) and the remaining, such as the parcels that are the subject of this proposed Board action, will be sold to private parties on a direct basis or at public auction in accordance with State law.

These properties were acquired by the County in the 1950's as a result of property tax defaults and have never been contemplated for use or development by the County. In each instance, the prospective buyers own the adjoining property which is used for residential purposes, and will be acquiring the County's parcel subject to a restriction precluding further development of habitable structures.

The sale of these properties will eliminate any further County exposure to liability, eliminate ongoing maintenance costs, return the properties to the tax rolls, and provide the County funds that can be better allocated for the rehabilitation, purchase, or construction of other County facilities.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The County of Los Angeles Strategic Plan directs that we strengthen the County's fiscal capacity (Goal 4). The sale of surplus property supports this strategy by providing funds that can be used to finance improvements as part of the plan to preserve and protect the County's critical infrastructure (Strategy 2).

FISCAL IMPACT/FINANCING

CAO staff has determined that the sale amounts for these properties represent the fair market value for these unimproved properties and that the value is appropriately discounted to reflect the limitations on development that will be imposed by the County upon their transfer.

The sales total \$172,067 for 1.72 acres averaging about \$100,000 per acre. The proceeds from these sales will be deposited into the County's Asset Development Implementation Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The sale of these properties directly to private parties is authorized by Section 25526.7 of the California Government Code which authorizes the direct sale of surplus real property having an estimated sales price not exceeding \$100,000. Notice of the proposed sale has been published pursuant to Government Code Section 6061.

In accordance with your Board's policy, each deed reserves the mineral rights for the property to the County. Additionally, deed restrictions will be placed upon each property prohibiting the development of habitable structures and allowing the County the opportunity to develop fire breaks on the property in the future.

The Conservancy was notified of the County's proposed sale of these properties in accordance with the PRC Section 33207 and provided the option to purchase the property. Though the Conservancy indicated interest in purchasing a portion of the 164 acre holding, with respect to these particular properties, the Conservancy chose not to exercise its right to purchase.

As required by Government Code Section 65402, the proposed sales were submitted to the Department of Regional Planning which has jurisdiction for determining conformance with the adopted general plan. No objection to these sales was received.

Notice was also given to the appropriate public agencies of the proposed sale as required by Government Code Section 54222. Of the responses received, none notified the County of any intent to purchase or lease the properties.

The Honorable Board of Supervisors
March 29, 2005
Page 4

County Counsel has reviewed the deeds related to the respective conveyances and has approved them as to form.

ENVIRONMENTAL DOCUMENTATION

The sale of these properties is categorically exempt from CEQA, as specified in Class 12, of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57. Furthermore, though the subject properties are located in the Santa Monica Mountains Zone, which has been identified by CEQA as an area of regional significance, Section 15312 of State CEQA Guidelines specifically exempts the sale of such surplus property when the property is of such size, shape, or inaccessibility that it is incapable of independent development.

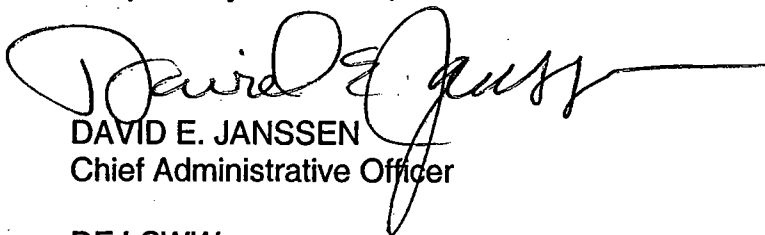
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The sale of these surplus properties will not impact any current services. The proceeds from the sale can be used to finance improvements identified as part of the assessment of infrastructure needs of the County's improved real property.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return an executed Quitclaim Deed for each property (total of six) sold, and two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:CWW
CB:CK:cc

Attachments (2)

c: County Counsel
Auditor-Controller

Attachment 1

LEGAL DESCRIPTIONS AND MAPS

Buerge Legal

Parcel 87 as shown on Licensed Surveyor's Map filed in Book 29 Page 34 of Records of Survey in the office of the County Recorder of the County of Los Angeles, consisting of 2928 S.F.

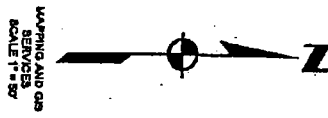
Parcel 88 as shown on Licensed Surveyor's Map filed in Book 29 Page 34 of Records of Survey in the office of the County Recorder of the County of Los Angeles, consisting of 2748 S.F.

Parcel 89 as shown on Licensed Surveyor's Map filed in Book 29 Page 34 of Records of Survey in the office of the County Recorder of the County of Los Angeles, consisting of 2567 S.F.

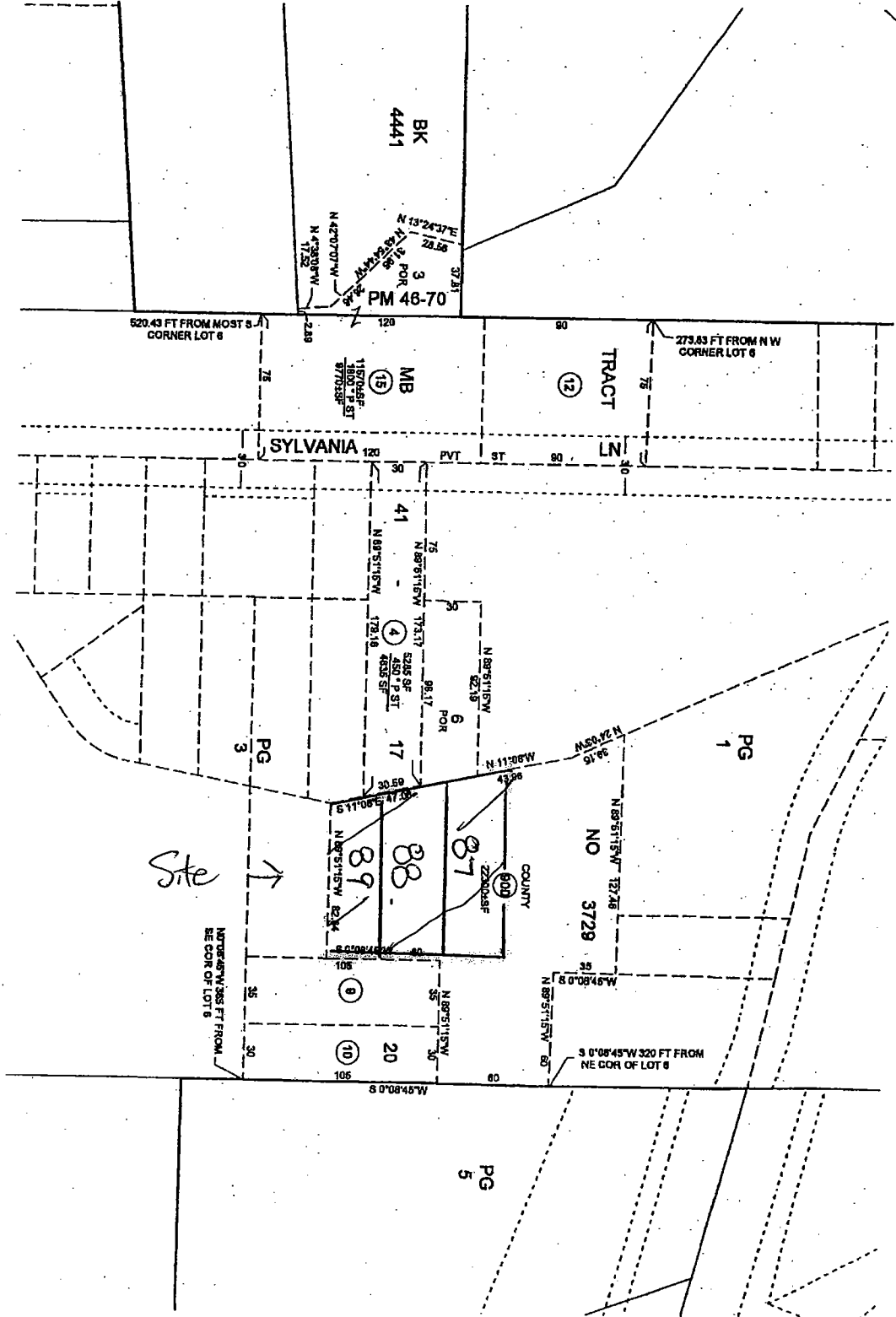
The total area for the 3 parcels is 8243 S.F.

4442	2	P.A.	4441-1	1853	TR	REVIS	620222615	200401050205002-07	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
4442.3										

2004



Buerge Map



Site

JAN 05 2004

LUCINTO LEGAL

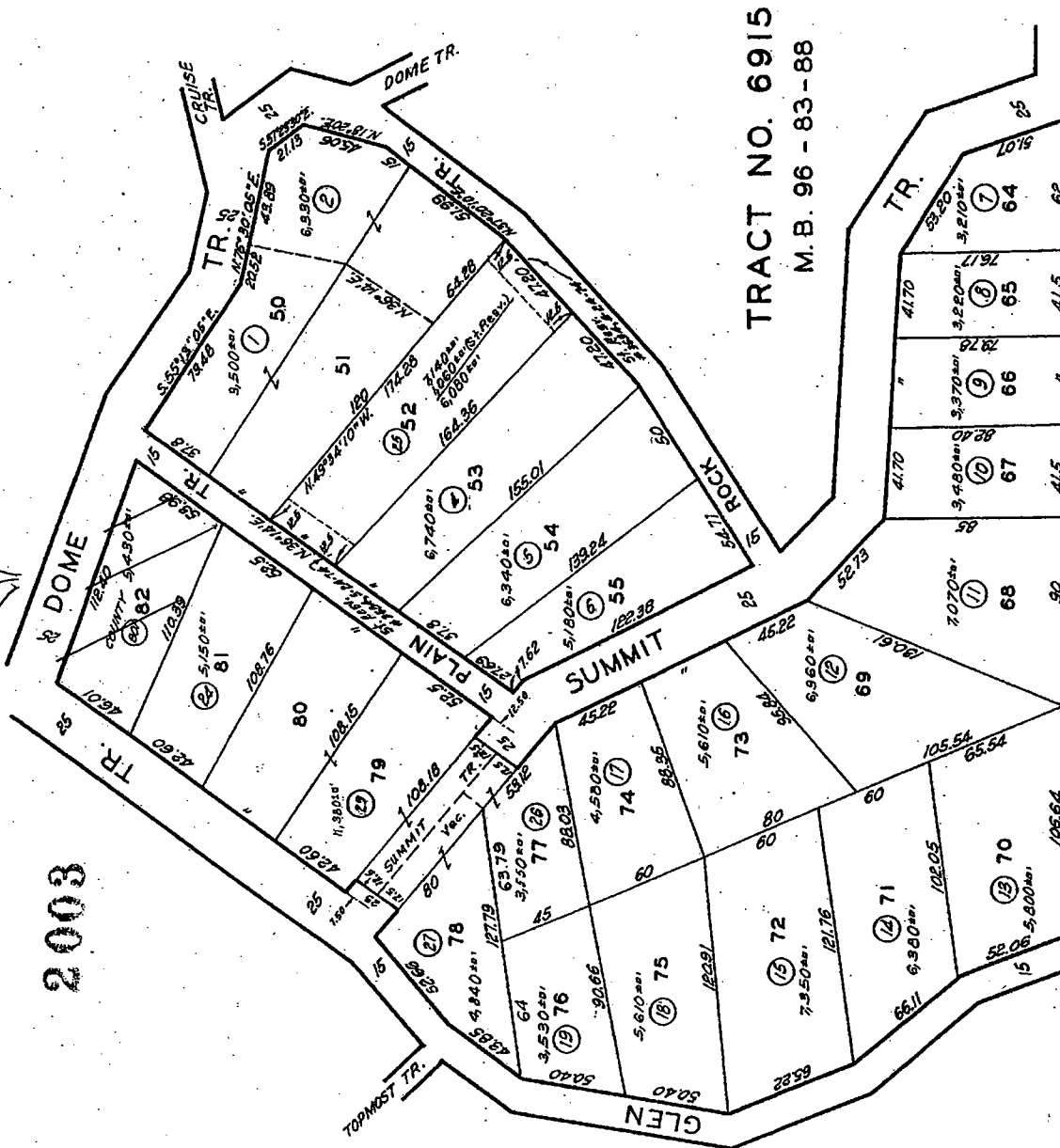
Lot 82, Tract No. 6915, in the unincorporated territory of the County of Los Angeles, state of California, as shown on map filed in Book 96, Pages 83 to 88 inclusive, of Maps, in the office of the Registrar-Recorder of said County.

Reserving to the County of Los Angeles an easement for road and highway purposes, and other uses incidental thereto, together with the right to set same aside for public use, in and across that portion of the above described parcel of land, within a strip of land 7.5 feet wide, located along the northwesterly and northeasterly boundaries of said parcel; and in and across that portion of the above described parcel of land, within a strip of land 12.5 feet wide located along the southeasterly boundary of said parcel.

REVISED
1-3-62
68/217
746610215
20000300200 400-07
200344010506001-07

LUCINIO MAP

APR 01 2003
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



TRACT NO. 6915
M.B. 96 - 83 - 88

2003

4444 17
SCALE 1" = 50'

CODE
1653

FOR PREV. ASSMT. SEE: 4444-17

Walego Legal

THAT PORTION OF LOT 8 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

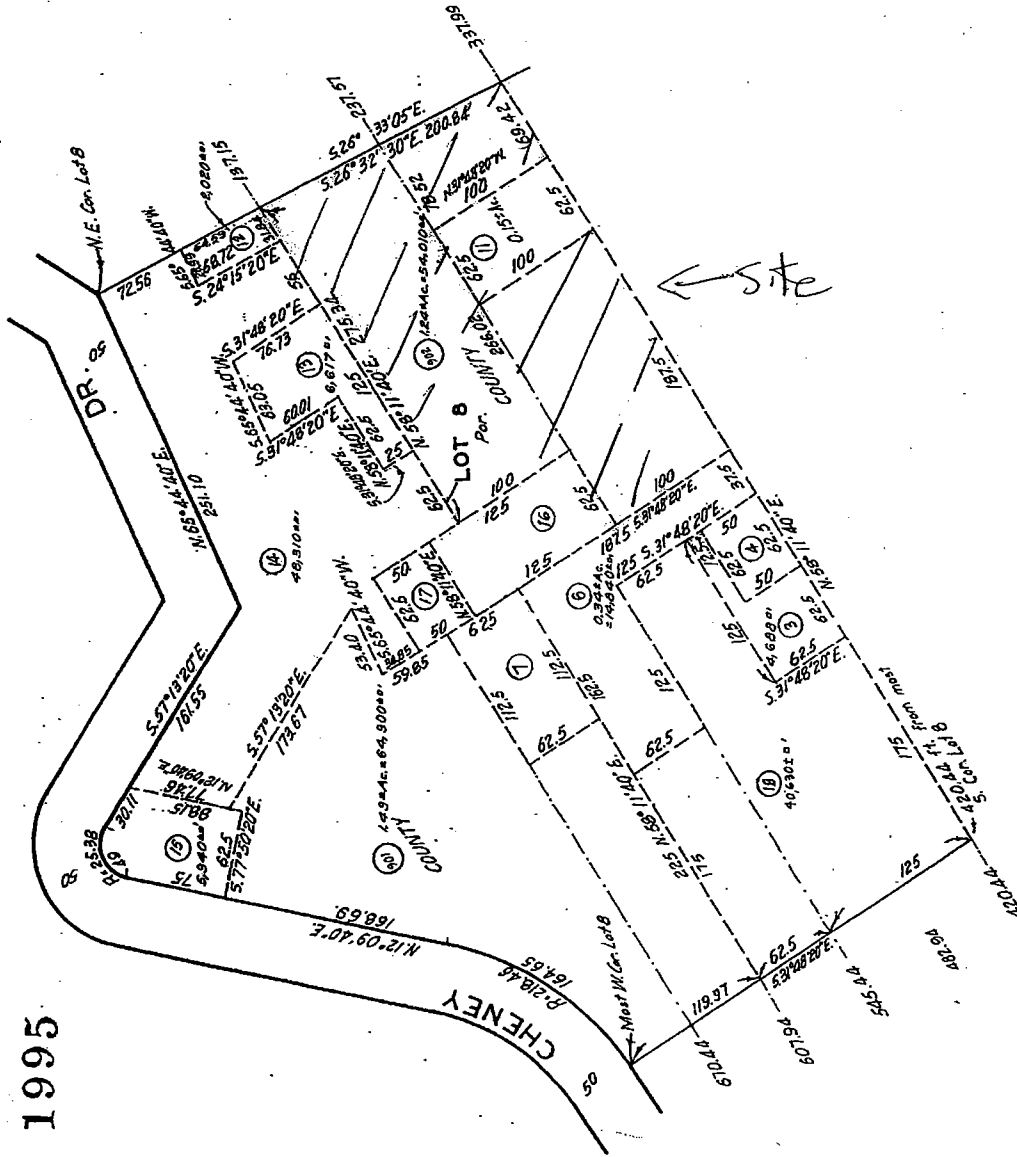
PARCELS 116; 117; 124; 125; 126; 127; 128; 129; 130; 137; 138; 139; 140; 141; 142; 143; 144; 153; 154; 155; 156; 163; 164; 165; 166; 167; 168; 169 AND 170 AS SHOWN ON THE RECORD OF SURVEY MAP ON FILE IN BOOK 44 PAGES 36 AND 37 OF RECORD OF SURVEYS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

Revised:
4-3-58
1-16-62
681115
770307805
9210205020201-07

Walego Map

DEC 2 1994

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



TRACT NO. 3729

M.B. 41-17-20

FOR PREV. ASSMT. SEE: 4 4 41-5

4441 5
SCALE 1" = 80'

CODE
1653

Roberts/Mathur/Auyello legal

TRACT NO 3729 PORTION OF LOT 6 COMMENCING NORTH $0^{\circ} 08'45''$ EAST 340.43
FEET FROM MOST SOUTHERLY CORNER OF LOT 6; THENCE NORTH $0^{\circ} 08'45''$
EAST 30 FEET WITH A UNIFORM DEPTH OF 75 FEET SOUTH $89^{\circ} 51'15''$ EAST

Allan Legal

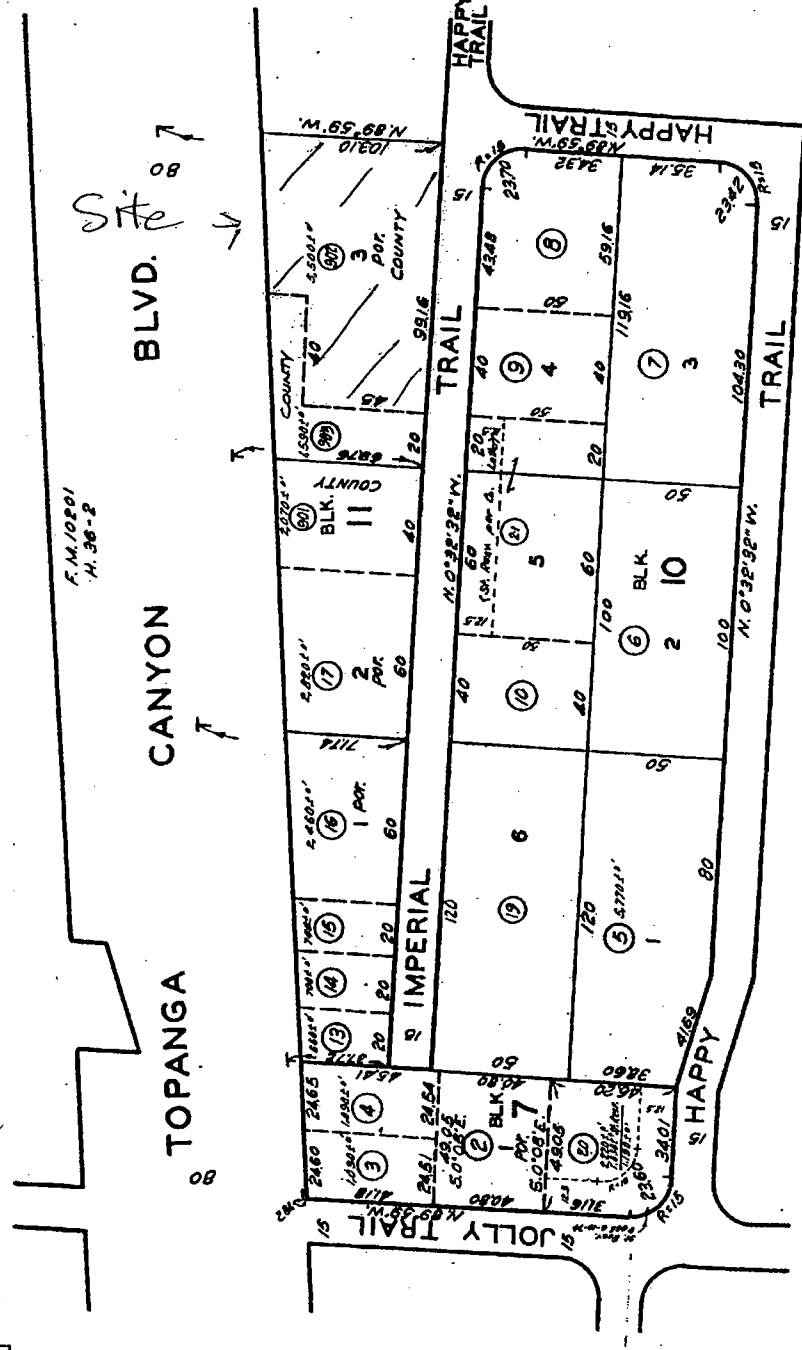
TRACT NO 8545, LOT COMMENCING AT SOUTHWESTERLY CORNER OF LOT 3 BLOCK 11 THENCE N $0^{\circ}32'32''$ WEST 99.16 FEET; THENCE EASTERLY $89^{\circ}59'$ EAST 45 FEET; THENCE SOUTHERLY 40 FEET; THENCE EASTERLY $89^{\circ}59'$ EAST TO WESTERLY LINE OF TOPANGA CANYON BOULEVARD; THENCE SOUTHERLY THEREON TO SOUTH LINE OF SAID LOT; THENCE WESTERLY 103.10 FEET ON SAID SOUTH LINE TO POINT OF BEGINNING PART OF LOT 3 BLOCK 11.

CONSISTING OF 5,500 +/- SQUARE FEET

3-5-65
2-3-66
REVISED
1-2-62
6-4-60
68112
ACOT/1004
7500/1004

4440 4
SCALE 1" = 40'

F.M. 10501
H. 36-2



TRACT NO. 8545

M.B. 108-75-77

CODE
1653

FOR PREV. ASSMT. SEE: 4440-4

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Caseres Legal

Parcel 901

TRACT NO 8545, SOUTHERLY 40 FT MEASURED ON WEST LINE (EXCLUSIVE OF STREET) OF LOT 2 IN BLOCK 11

CONSISTING OF 2,070 +/- SQUARE FEET

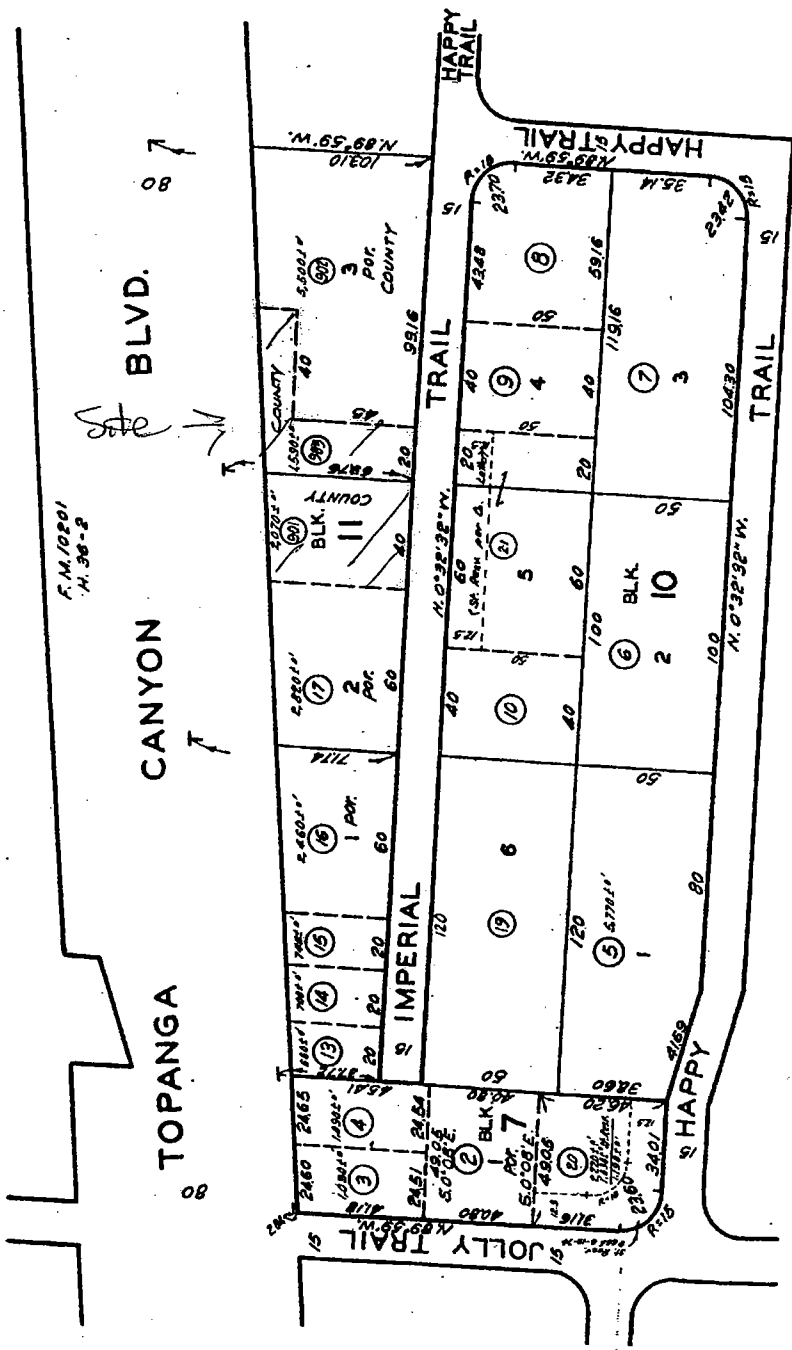
Parcel 903

TRACT NO 8545, LOT COMMENCING AT NORTHWESTERLY CORNER OF LOT 3 BLOCK 11; THENCE SOUTHERLY ON WESTERLY LINE OF SAID LOT 20 FEET; THENCE SOUTHERLY 89°59' EASTERLY 45 FEET; THENCE SOUTHERLY 40 FEET; THENCE SOUTHERLY 89°59' EASTERLY TO WESTERLY LINE OF TOPANGA CANYON BOULEVARD; THENCE NORTHERLY THEREON TO NORTHERLY LINE OF SAID LOT; THENCE WESTERLY ON SAID NORTHERLY LINE TO BEGINNING PART OF LOT 3 BLOCK 11

CONSISTING OF 1,590 +/- SQUARE FEET

4440 4
SCALE 1" = 40'

3-5-65
2-3-66
REVISED
1-2-62
5-4-65
88119
20071834
20071834



Caseres Map

TRACT NO. 8545

M.B. 108-75-77

CODE
1653

FOR PREY. ASSMT. SEE: 4440 - 4

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Attachment 2

QUITCLAIM DEEDS

RECORDING REQUESTED BY:
County of Los Angeles
AND MAIL TO:

Richard F. Lucinio
P.O. Box 662
Topanga, CA 90290

Space above this line for Recorder's use

TAX PARCEL: 4444-017-901

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX

COUNTY OF LOS ANGELES \$ 11
CITY OF N/A \$ -0-
TOTAL TAX \$ 11.00

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
☐ OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING, AT TIME OF SALE.

[Signature]
Signature of Declarant or Agent determining tax.

COUNTY OF LOS ANGELES
Firm Name

The **COUNTY OF LOS ANGELES**, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

RICHARD F. LUCINIO, AN UNMARRIED MAN

all of the County's right, title and interest in and to the described real property, ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in Unincorporated Los Angeles County, State of California and is more particularly described in the attached Exhibit A and as shown on the attached Exhibit B, which are incorporated by reference as if set forth in full.

SUBJECT TO AND BUYER TO ASSUME:

- All taxes, interest, penalties and assessments of record, if any.
- Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- The covenant and condition that at no time and under no circumstances shall habitable structures, as that term is defined herein, be constructed on the Property.
- Reserving the right to the County of Los Angeles or its assignees to construct fire breaks as that term is defined herein on portions of the Property.

The defined terms are as follows:

Habitable Structure: is defined as any enclosed structure having any type of plumbing fixtures or food preparation area, including but not limited to: (i) kitchen facilities such as sinks, dishwashers, refrigerators, microwaves or other equipment for the purpose of preparing food and; (ii) bathroom facilities including toilets, sinks, tubs and showers.

Fire Break Construction: is defined as construction of walls of varying height and width using any type of fire resistant building materials. Construction of such walls will be within 5 feet of the nearest property line of the Property.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. 2233

By _____
Gloria Molina
Chair, Board of Supervisors

STATE OF CALIFORNIA))
COUNTY OF LOS ANGELES) ss.
)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2005, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Kathleen D. Felice
Deputy

EXHIBIT A
LEGAL DESCRIPTION

Lot 82, Tract No. 6915, in the unincorporated territory of the County of Los Angeles, state of California, as shown on map filed in Book 96, Pages 83 to 88 inclusive, of Maps, in the office of the Registrar-Recorder of said County.

Reserving to the County of Los Angeles an easement for road and highway purposes, and other uses incidental thereto, together with the right to set same aside for public use, in and across that portion of the above described parcel of land, within a strip of land 7.5 feet wide, located along the northwesterly and northeasterly boundaries of said parcel; and in and across that portion of the above described parcel of land, within a strip of land 12.5 feet wide located along the southeasterly boundary of said parcel.

RECORDING REQUESTED BY:
County of Los Angeles
AND MAIL TO:

Deanne Walejko c/o Chrome
2044 Broadway
Santa Monica, CA 90404

Space above this line for Recorder's use

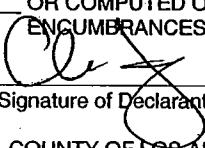
TAX PARCEL: 4441 005 902

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX

COUNTY OF LOS ANGELES \$ 110.00
CITY OF N/A \$ -0-
TOTAL TAX \$ 110.00

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING, AT TIME OF SALE.


Signature of Declarant or Agent determining tax.

COUNTY OF LOS ANGELES
Firm Name

The **COUNTY OF LOS ANGELES**, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

MARK T. WALEJKO AND DEANNE WALEJKO, HUSBAND AND WIFE

all of the County's right, title and interest in and to the described real property, ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in Unincorporated Los Angeles County, State of California and is more particularly described in the attached Exhibit A incorporated by reference as if set forth in full.

SUBJECT TO AND BUYER TO ASSUME:

- All taxes, interest, penalties and assessments of record, if any.
- Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- The covenant and condition that at no time and under no circumstances shall habitable structures, as that term is defined herein, be constructed on the Property.
- Reserving the right to the County of Los Angeles or its assignees to construct fire breaks as that term is defined herein on portions of the Property.

The defined terms are as follows:

Habitable Structure: is defined as any enclosed structure having any type of plumbing fixtures or food preparation area, including but not limited to: (i) kitchen facilities such as sinks, dishwashers, refrigerators, microwaves or other equipment for the purpose of preparing food and; (ii) bathroom facilities including toilets, sinks, tubs and showers.

Fire Break Construction: is defined as construction of walls of varying height and width using any type of fire resistant building materials. Construction of such walls will be within 5 feet of the nearest property line of the Property.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. 2234

By _____
Gloria Molina
Chair, Board of Supervisors

STATE OF CALIFORNIA))
COUNTY OF LOS ANGELES) ss.
)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2005, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Kathleen D. Felice
Deputy

EXHIBIT A
LEGAL DESCRIPTION

THAT PORTION OF LOT 8 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

PARCELS 116; 117; 124; 125; 126; 127; 128; 129; 130; 137; 138; 139; 140; 141; 142; 143; 144; 153; 154; 155; 156; 163; 164; 165; 166; 167; 168; 169 AND 170 AS SHOWN ON THE RECORD OF SURVEY MAP ON FILE IN BOOK 44 PAGES 36 AND 37 OF RECORD OF SURVEYS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

RECORDING REQUESTED BY:
County of Los Angeles

AND MAIL TO:

Frank Roberts, Jr.
1711 Sylvania Lane
Topanga, CA 90290

Space above this line for Recorder's use

TAX PARCEL: 4442-003-902

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX

COUNTY OF LOS ANGELES \$ 2.97
CITY OF N/A \$ 0
TOTAL TAX \$ 2.97

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING, AT TIME OF SALE.

[Signature]
Signature of Declarant or Agent determining tax.

COUNTY OF LOS ANGELES
Firm Name

The **COUNTY OF LOS ANGELES**, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

Frank W. Roberts, Jr., an unmarried man; The Mathur Family Trust dated September 11, 2000; Michael A. Augello and Brandi C. Augello, Trustees of the Augello Trust dated October 9, 2002; each as to an equal 1/3 interest as tenants in common.

all of the County's right, title and interest in and to the described real property, ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in Unincorporated Los Angeles County, State of California and is more particularly described in the attached Exhibit A incorporated by reference as if set forth in full.

SUBJECT TO AND BUYER TO ASSUME:

- All taxes, interest, penalties and assessments of record, if any.
- Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- The covenant and condition that at no time and under no circumstances shall habitable structures, as that term is defined herein, be constructed on the Property.
- Reserving the right to the County of Los Angeles or its assignees to construct fire breaks as that term is defined herein on portions of the Property.

The defined terms are as follows:

Habitable Structure: is defined as any enclosed structure having any type of plumbing fixtures or food preparation area, including but not limited to: (i) kitchen facilities such as sinks, dishwashers, refrigerators, microwaves or other equipment for the purpose of preparing food and; (ii) bathroom facilities including toilets, sinks, tubs and showers.

Fire Break Construction: is defined as construction of walls of varying height and width using any type of fire resistant building materials. Construction of such walls will be within 5 feet of the nearest property line of the Property.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. 2235

By _____
Gloria Molina
Chair, Board of Supervisors

STATE OF CALIFORNIA))
COUNTY OF LOS ANGELES) ss.
)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2005, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Kathleen D. Jellicoe
Deputy

**EXHIBIT A
LEGAL DESCRIPTION**

**TRACT NO 3729 PORTION OF LOT 6 COMMENCING NORTH 0° 08'45" EAST 340.43
FEET FROM MOST SOUTHERLY CORNER OF LOT 6; THENCE NORTH 0° 08'45"
EAST 30 FEET WITH A UNIFORM DEPTH OF 75 FEET SOUTH 89° 51'15" EAST**

RECORDING REQUESTED BY:
County of Los Angeles

AND MAIL TO:

Aaron and Adriane Allan
1680 Happy Trail
Topanga, CA 90290

Space above this line for Recorder's use

TAX PARCEL: 4440 004 902

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX

COUNTY OF LOS ANGELES \$ 31.04
CITY OF N/A \$ - 0 -
TOTAL TAX \$ 31.04

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING, AT TIME OF SALE.

[Signature]
Signature of Declarant or Agent determining tax.

COUNTY OF LOS ANGELES
Firm Name

The **COUNTY OF LOS ANGELES**, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

AARON ALLAN AND ADRIANE ALLAN, HUSBAND AND WIFE

all of the County's right, title and interest in and to the described real property, ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in Unincorporated Los Angeles County, State of California and is more particularly described in the attached Exhibit A incorporated by reference as if set forth in full.

SUBJECT TO AND BUYER TO ASSUME:

- All taxes, interest, penalties and assessments of record, if any.
- Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- The covenant and condition that at no time and under no circumstances shall habitable structures, as that term is defined herein, be constructed on the Property.
- Reserving the right to the County of Los Angeles or its assignees to construct fire breaks as that term is defined herein on portions of the Property.

The defined terms are as follows:

Habitable Structure: is defined as any enclosed structure having any type of plumbing fixtures or food preparation area, including but not limited to: (i) kitchen facilities such as sinks, dishwashers, refrigerators, microwaves or other equipment for the purpose of preparing food and; (ii) bathroom facilities including toilets, sinks, tubs and showers.

Fire Break Construction: is defined as construction of walls of varying height and width using any type of fire resistant building materials. Construction of such walls will be within 5 feet of the nearest property line of the Property.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. 2236

By _____

Gloria Molina
Chair, Board of Supervisors

STATE OF CALIFORNIA))
COUNTY OF LOS ANGELES) ss.
)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2005, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Kathleen D. Kelie
Deputy

EXHIBIT A
LEGAL DESCRIPTION

TRACT NO 8545, LOT COMMENCING AT SOUTHWESTERLY CORNER OF LOT 3 BLOCK 11 THENCE N 0°32'32" WEST 99.16 FEET; THENCE EASTERLY 89°59' EAST 45 FEET; THENCE SOUTHERLY 40 FEET; THENCE EASTERLY 89°59' EAST TO WESTERLY LINE OF TOPANGA CANYON BOULEVARD; THENCE SOUTHERLY THEREON TO SOUTH LINE OF SAID LOT; THENCE WESTERLY 103.10 FEET ON SAID SOUTH LINE TO POINT OF BEGINNING PART OF LOT 3 BLOCK 11.

CONSISTING OF 5,500 +/- SQUARE FEET

RECORDING REQUESTED BY:
County of Los Angeles

AND MAIL TO:

Armida M. Caseres
1737 Happy Trail
Topanga, CA 90290

Space above this line for Recorder's use

TAX PARCEL: 4440 004 901 and 903

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX

COUNTY OF LOS ANGELES \$ 20.66
CITY OF N/A \$ 0
TOTAL TAX \$ 20.66

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
☐ OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING, AT TIME OF SALE.

[Signature]
Signature of Declarant or Agent determining tax.

COUNTY OF LOS ANGELES
Firm Name

The **COUNTY OF LOS ANGELES**, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

ARMIDA M. CASERES

all of the County's right, title and interest in and to the described real property, ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in Unincorporated Los Angeles County, State of California and is more particularly described in the attached Exhibit A incorporated by reference as if set forth in full.

SUBJECT TO AND BUYER TO ASSUME:

- All taxes, interest, penalties and assessments of record, if any.
- Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- The covenant and condition that at no time and under no circumstances shall habitable structures, as that term is defined herein, be constructed on the Property.
- Reserving the right to the County of Los Angeles or its assignees to construct fire breaks as that term is defined herein on portions of the Property.

The defined terms are as follows:

Habitable Structure: is defined as any enclosed structure having any type of plumbing fixtures or food preparation area, including but not limited to: (i) kitchen facilities such as sinks, dishwashers, refrigerators, microwaves or other equipment for the purpose of preparing food and; (ii) bathroom facilities including toilets, sinks, tubs and showers.

Fire Break Construction: is defined as construction of walls of varying height and width using any type of fire resistant building materials. Construction of such walls will be within 5 feet of the nearest property line of the Property.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. 2237

By _____

Gloria Molina
Chair, Board of Supervisors

STATE OF CALIFORNIA))
COUNTY OF LOS ANGELES) ss.
)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2005, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Kathleen D. Delice
Deputy

EXHIBIT A
LEGAL DESCRIPTION

Parcel 901

TRACT NO 8545, SOUTHERLY 40 FT MEASURED ON WEST LINE (EXCLUSIVE OF STREET) OF LOT 2 IN BLOCK 11

CONSISTING OF 2,070 +/- SQUARE FEET

Parcel 903

TRACT NO 8545, LOT COMMENCING AT NORTHWESTERLY CORNER OF LOT 3 BLOCK 11; THENCE SOUTHERLY ON WESTERLY LINE OF SAID LOT 20 FEET; THENCE SOUTHERLY 89°59' EASTERLY 45 FEET; THENCE SOUTHERLY 40 FEET; THENCE SOUTHERLY 89°59' EASTERLY TO WESTERLY LINE OF TOPANGA CANYON BOULEVARD; THENCE NORTHERLY THEREON TO NORTHERLY LINE OF SAID LOT; THENCE WESTERLY ON SAID NORTHERLY LINE TO BEGINNING PART OF LOT 3 BLOCK 11

CONSISTING OF 1,590 +/- SQUARE FEET

RECORDING REQUESTED BY:
County of Los Angeles
AND MAIL TO:

William J. Buerge
20421 Callon Drive
Topanga, CA 90290

Space above this line for Recorder's use

TAX PARCEL: 4442 002 900 (PORTION)

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX

COUNTY OF LOS ANGELES \$ 13.60
CITY OF N/A \$ -0-
TOTAL TAX \$ 13.60

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING, AT TIME OF SALE.

[Signature]
Signature of Declarant or Agent determining tax.

COUNTY OF LOS ANGELES
Firm Name

The **COUNTY OF LOS ANGELES**, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

WILLIAM J. BUERGE

all of the County's right, title and interest in and to the described real property, ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in Unincorporated Los Angeles County, State of California and is more particularly described in the attached Exhibit A incorporated by reference as if set forth in full.

SUBJECT TO AND BUYER TO ASSUME:

- All taxes, interest, penalties and assessments of record, if any.
- Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- The covenant and condition that at no time and under no circumstances shall habitable structures, as that term is defined herein, be constructed on the Property.
- Reserving the right to the County of Los Angeles or its assignees to construct fire breaks as that term is defined herein on portions of the Property.

The defined terms are as follows:

Habitable Structure: is defined as any enclosed structure having any type of plumbing fixtures or food preparation area, including but not limited to: (i) kitchen facilities such as sinks, dishwashers, refrigerators, microwaves or other equipment for the purpose of preparing food and; (ii) bathroom facilities including toilets, sinks, tubs and showers.

Fire Break Construction: is defined as construction of walls of varying height and width using any type of fire resistant building materials. Construction of such walls will be within 5 feet of the nearest property line of the Property.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. 2232

By _____
Gloria Molina
Chair, Board of Supervisors

STATE OF CALIFORNIA))
COUNTY OF LOS ANGELES) ss.
)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2005, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Kathleen D. Kelly
Deputy

EXHIBIT "A"

LEGAL DESCRIPTION

Parcels 87 as shown on Licensed Surveyor's Map filed in Book 29 Page 34 of Records of Survey in the office of the County Recorder of the County of Los Angeles, consisting of 2928 S.F.

Parcel 88 as shown on Licensed Surveyor's Map filed in Book 29 Page 34 of Records of Survey in the office of the County Recorder of the County of Los Angeles, consisting of 2748 S.F.

Parcel 89 as shown on Licensed Surveyor's Map filed in Book 29 Page 34 of Records of Survey in the office of the County Recorder of the County of Los Angeles, consisting of 2567 S.F.

The total area for the 3 parcels is 8243 S.F.

